**For Sale - Home & Barn - Rochester, Indiana - Mini Farm - Horses - Fulton County**
**3837 S 500 E R**
**Rochester, IN 46975**

**$462,000**
**4± Acres**
**Fulton County**







## SUMMARY

**Address**
3837 S 500 E R

**City, State Zip**
Rochester, IN 46975

**County**
Fulton County

**Type**
Residential Property, Single Family, Horse Property, Recreational Land, Hunting Land

**Latitude / Longitude**
40.99848 / -86.14841

**Taxes (Annually)**
$621

**Dwelling Square Feet**
1,920

**Bedrooms / Bathrooms**
4 / 2.5

**Acreage**
4

**Price**
$462,000

**Property Website**
indianalandandlifestyle.com







## PROPERTY DESCRIPTION

For Sale — Home & Barn | Rochester, Indiana Mini Farm | Horses Welcome | Fulton County

Situated on 4 scenic acres just southeast of Rochester, near the Miami County line, this beautifully updated 4-bedroom, 2.5-bath home offers the perfect blend of modern comfort and rural charm — ideal for anyone dreaming of a mini farm or a place to keep horses. Originally built in 1977, the home was extensively renovated between 2021 and 2024, giving it the character of a classic farmhouse with the conveniences of today.

Inside, the spacious living room features a cozy gas fireplace — perfect for gathering on cool evenings — with a gas hookup already in place for a heater insert. The kitchen has been updated with newer appliances and countertops and offers a great view of the expansive backyard, making it easy to keep an eye on the property while you cook. Upstairs, you'll find three large bedrooms and two full baths, including a spacious master suite with its own private bath. Downstairs on the main floor is also a room currently used as a office, that could be a bedroom. Every bedroom offers ample closet space. The laundry room is also on the main floor with a wash sink right next to the washer/dryer hook up, as well as a half bath. The basement is clean and well kept, providing additional storage, and the home includes an attached 2-car garage.

For horse owners or hobby farmers, the standout feature is the brand-new 40' x 50' x 14' barn — plenty of room for horses, equipment, or whatever your mini farm needs call for. Doors are 8x10 and 8x8. There is fencing to let the horses out. As well as a seperate fenced in area for chickens.

The property is surrounded by mature trees, with a few acres of denser forest behind the home that's alive with wildlife — deer, turkey, and squirrel are regular visitors. Tucked away on a quiet road, it offers a secluded, peaceful setting without feeling out of reach.

Utilities include NIPSCO natural gas, a private well and septic system, Rochester Telephone fiber internet available in area, and REMC 200-amp electric service — so you get the quiet of the country without sacrificing modern connectivity.

And the location can't be beat for outdoor lovers: the bike trail is just down the road, and both Lake Manitou and Nyona Lake are only minutes away.

If you've been searching for a move-in-ready home with acreage, a new barn, and room to roam, this Fulton County mini farm is worth a look.

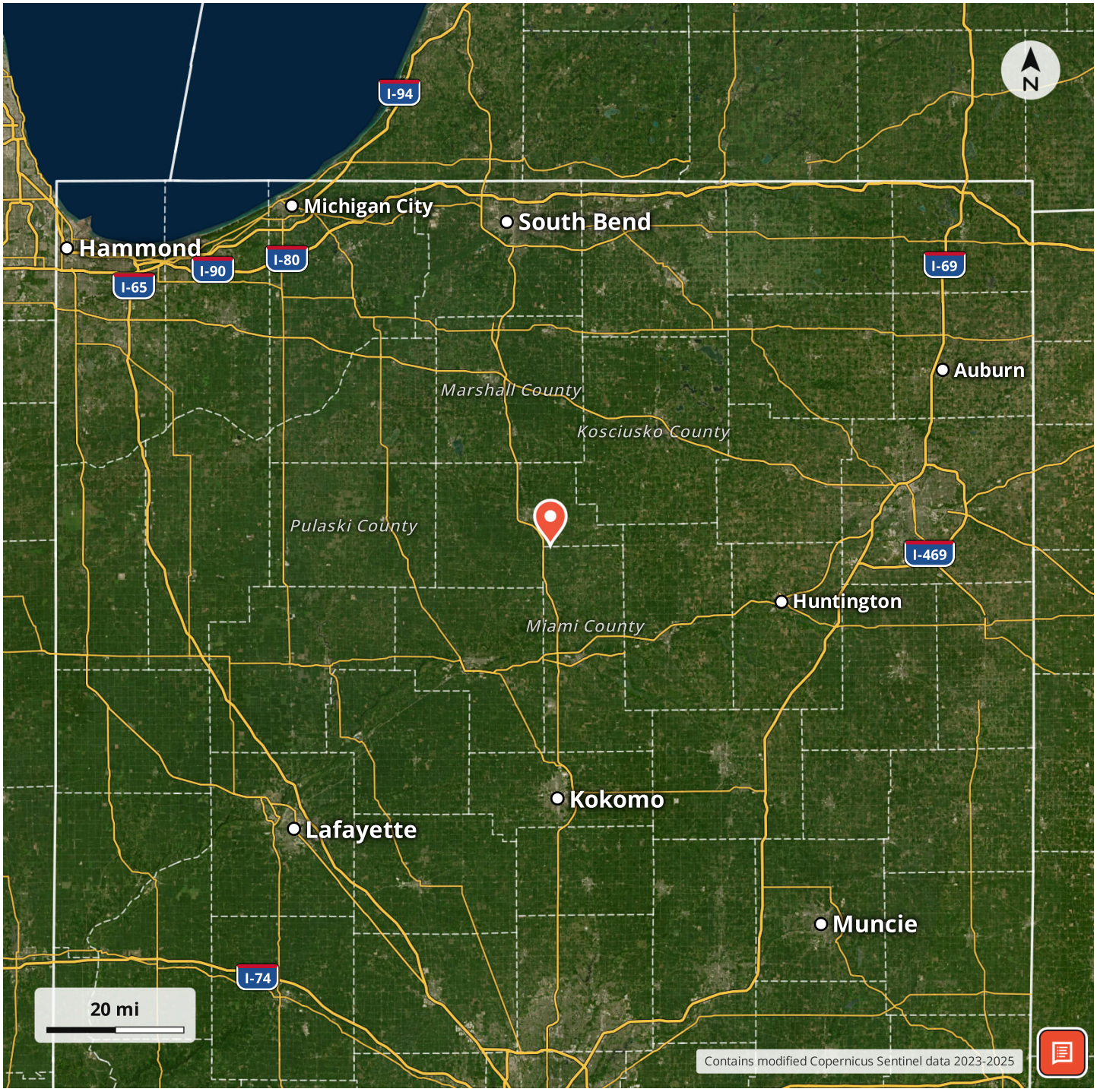
For additonal information, contact Land and Home Specialist, Ty Mills, at 260-571-5232 / tmills@mossyoakproperties.com



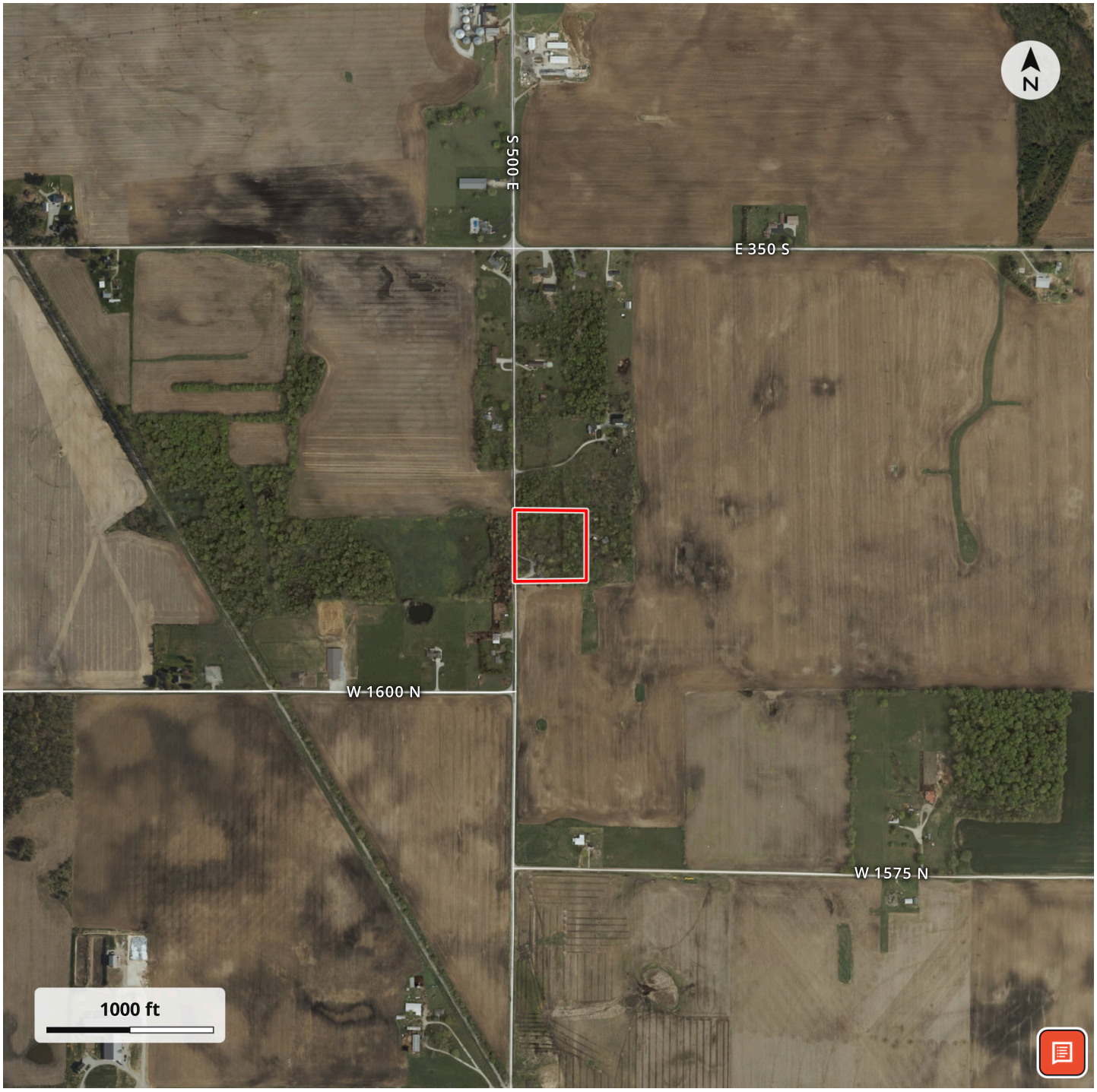




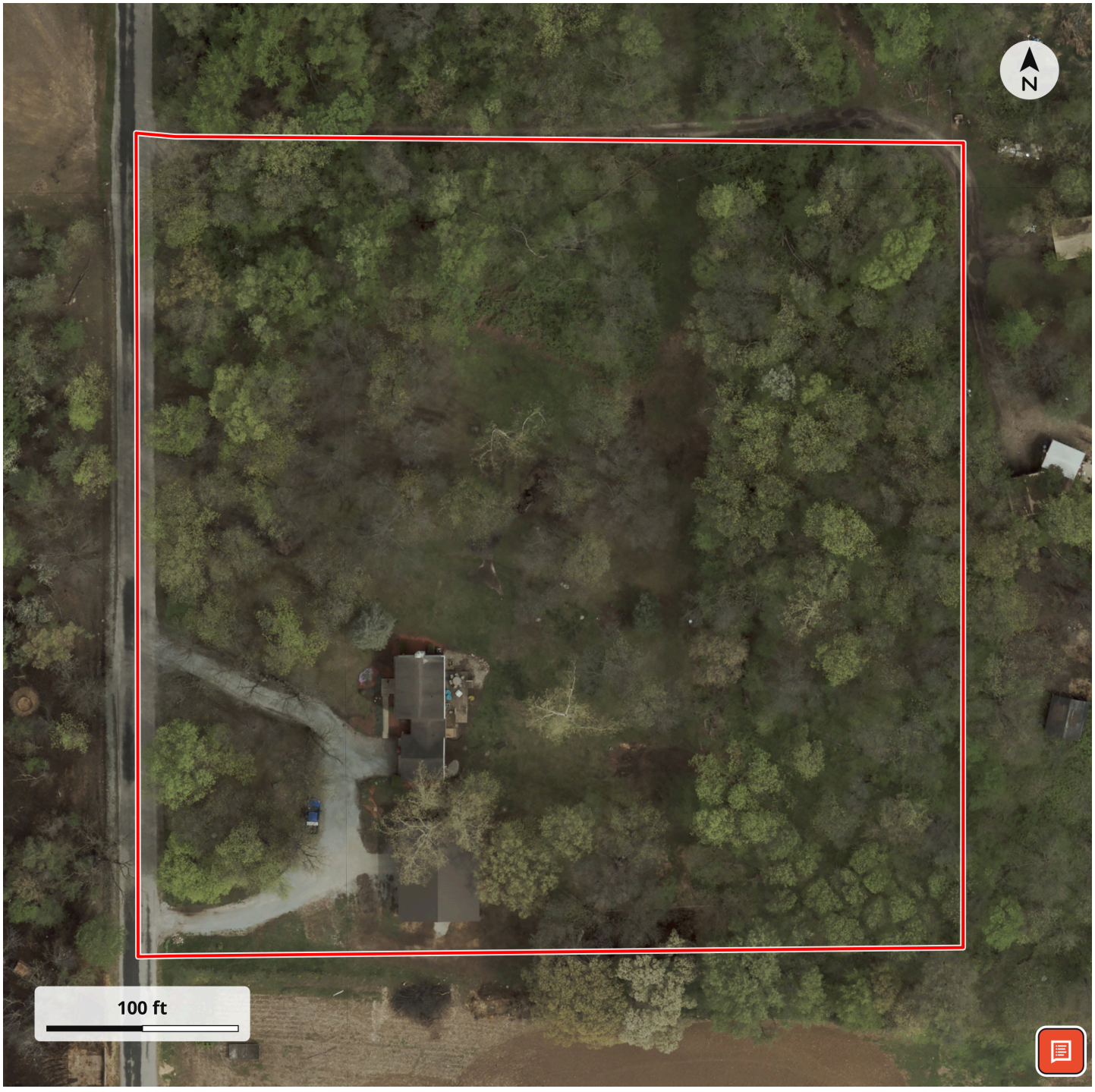

# Regional Map



# Locator Map

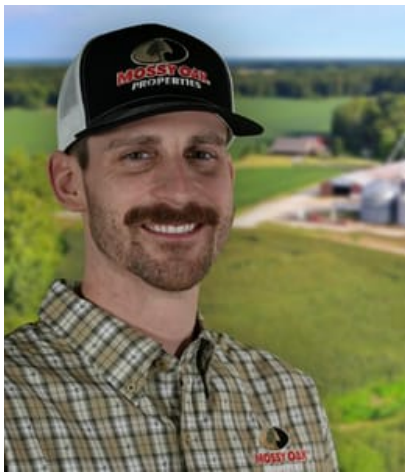


# Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



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## NOTES

**NOTES**

**DISCLAIMERS**

60 day possession ideal, but negotiable

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